

FORM A - AREA

Assessor's Sheets USGS Quad Area Letter Form Numbers in Area

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

5-395A-K

Orleans

Z

EAS.743-
753

Photograph



Town/City: Town of Eastham

Place: 5535 State Highway, North Eastham

Name of Area: Sandpiper Cottages,

Present Use: condominium

Construction Dates or Period: 1949-1953

Overall Condition: fair

Major Intrusions and Alterations: none

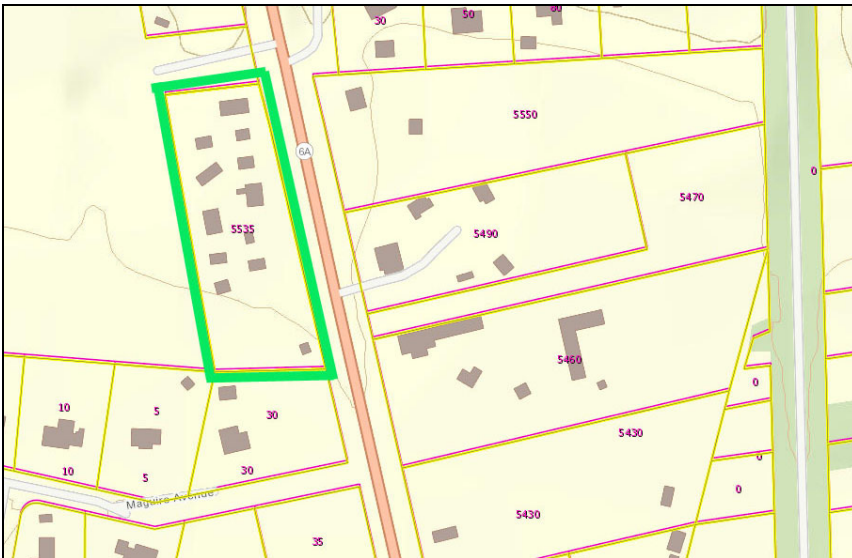
Acreage: 2.7 acres

Recorded by: Larson Fisher Assoc., Inc./Kathryn Grover

Organization: Eastham Historical Commission

Date: May 2013

Locus Map (north at top)



Aerial view from N, looking S.
(photo courtesy Bing Maps online)

☒ see continuation sheet

INVENTORY FORM A CONTINUATION SHEET

EASTHAM

5535 STATE HIGHWAY

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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EAS.743-753

☐ Recommended for listing in the National Register of Historic Places.**ARCHITECTURAL DESCRIPTION**

The subject property lies on the west side of State Highway/Rt. 6 and is surrounded by a mix of uses. Across the highway to the east are mixed commercial and residential uses (tourist cottages); to the west is a large tract of land owned by the Town of Eastham, the eastern portion of which appears to be a gravel mining operation; properties to the north and south contain single family residences. The topography of the subject property is essentially level and even with the grade of which it lies west of. Three curb cuts allow for ingress and egress onto State Highway from a loop road that runs between a front and rear line of the eleven cottages and two accessory buildings. The driveway is paved. A carved wood, ground-mounted sign identifying the complex as "Sandpiper Cottages" is located between the northern and middle driveways. The property has a naturalistic landscape with a scattering of mature pine trees, deciduous trees and shrubs and occasional seasonal plantings.

The overall character of the Sandpiper cottage colony is relatively intact. There are two general patterns for seven of the eleven total cottages. Units 2 (B), 3 (C), 5 (E), and 6 (F) share one that has a gable roof, and a three-bay front facade with center entrance sheltered by a large full front entrance porch under a shed roof extension of the gable. These cottages all have small rear lean-tos for utilities and occupy the front or east row of the complex. Interestingly, they have been assigned different construction dates by the Assessor—1949 for units 2 and 3 and 1953 for units 5 and 6. Units 7 (G), 8 (H) and 11 (K) are somewhat similar, in that they have three-bay front facades with center entrances but their full width porches extend off the rear facades and thus have a more open aspect. The remaining four units—1 (A), 4 (D), 9 (I) and 10 (J)—do not share a common form, perhaps having been altered since originally constructed. No building permits were available to determine whether this is true. Each of these four is substantially larger than the previous listed units. The unifying feature for all the units in the colony is wood shingle siding, though a number of the cottages have their shingles either painted or stained different colors while others have simply let theirs weather to a dark gray/brown.

Unit 1, reputedly built in 1949, has a rectangular footprint and is one of the larger cottages in the complex with 656 square feet. Its front gable roof extends out over a large full front porch that is oriented to the west, away from State Highway. The two-bay front facade has French doors that have replaced the original entrance door and paired windows to the left of them. The side facades have three bays. All its windows have been replaced with one-over-one double-hung sash.

Unit 2, also dated to 1949, contains 238 square feet and is one of the smaller units in the complex. Like Unit 1, it has had its windows replaced with one-over-one sash and hexagonal windows installed in the peaks of the gable ends. It is supported on piers allowing for a minimal crawl space. The front porch is enclosed on two-and-one-half sides with a millwork railing and opening in its northern section. Unit 3 is virtually identical to Unit 2, also having 238 square feet. The only noticeable difference is that there is a gate at the opening into its front porch.

Unit 4 is the cottage most unlike the others in design, having a Rotated Ranch form, and size at 1795 square feet. Also unlike the other cottages it has a full basement. Although it was reputedly built in 1949 per the Assessors records, it appears to be a year-round dwelling, unlike the obviously seasonal cottages built that year. The main section has a gable roof and four-bay front facade that includes a slightly projecting front gabled entrance pavilion. The entrance is recessed under the left corner of the front gable roof which creates a small entry porch. To its right is a three-part picture window. A newer large wood deck extends forward of the pavilion. On the right (north) side is a large exterior brick endwall chimney. There is also a small cross-gabled rear ell off the rear right (northwest) corner of the house which is apparently a more recent addition. On the north side of this ell is a rear entrance, on its south sliding glass doors that give out onto a second wood deck. Access to its basement is via an exterior bulkhead on the rear facade to the south of the rear ell and deck. The six-over-six double hung windows throughout appear to be replacements (no building permit is on file for this dwelling); they have decorative slat shutters.

Units 5 and 6, both of which were assigned construction dates of 1953 by the Assessor, appear to be identical to units 2 and 3, but are slightly smaller being only 209 square feet in area. The six-over-six windows on the front facade, along with the front door, all appear to be original, but a newer casement window of a taller and narrower dimension has been introduced on the south side; a hexagonal window is located in the gable peak on this side. On the north side, an air conditioning unit is in the gable peak. Like Unit 3 it has a gate at the opening in the millwork railing encircling the front porch. Unit 6 is a mirror image of this fenestration pattern and its six-over-six windows are also intact. It does not have a gate in the porch's millwork railing.

On the opposite side of the internal driveway from units 1 through 6, Unit 7 is the southernmost of them all. It was reputedly built in 1953 and matches the square footage of Units 5 and 6 at 209. As noted above, this unit has a gable roof

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and three-bay, center entrance front facade. The six-over-six windows appear to be original, but the front door looks to have been replaced. There are decorative slat shutters, painted green, on the front windows. An operable hexagonal window is in the peak of the north gable end wall. The rear porch is screened with a plain plywood kneewall. Unit 8 is essentially a mirror image of Unit 7 except that its front windows have been replaced and the kneewall on the rear porch is constructed of T-1-11 plywood. Also Unit 8 has a slightly larger area with 217 square feet, possibly due to a slightly larger rear utility lean-to, as depicted on the 2004 condominium site plan. Unit 11, reputedly built earlier, in 1949, matches the appearance of Unit 7 and is essentially intact.

At 590 square feet Unit 9 is one of the larger cottages in the complex. It has a square footprint and is constructed on a concrete slab. It was built ca. 1953. This gable-roofed cottage is oriented with its gable end to the driveway and its front facade to the north. Like units 1, 2, 3, 5 and 6 it has a large full front porch with a shed roof that extends out from the main gable roof; lattice screens its driveway side. A small utility lean-to is on the rear (south) side. It appears that all the doors and windows have been replaced. A note in the Assessor's records for this cottage indicates it was "rebuilt" in 2004, but provides no details.

Although the Assessor's records assigns a construction date of 1949 to Unit 10, it is more likely that this is one of the later cottages due to its skewed siting, unless it was moved into this position at a later date.¹ It is of middling size at 437 square feet and has a generally rectangular footprint; otherwise it is similar in layout to the cottages in the back row of the complex that have porches under a roof extension on the west, away from the driveway. In this case the porch is off the right side and the front facade faces northwest. The porch has a millwork railing and lattice screening on its southeast side. A right side ell extends the rear wall facing southeast. The windows all look to be original six-over-six sash.

There are two accessory buildings on the property: a shed in the northwest corner roughly between units 1 and 11, and a two-story utility or storage building of some sort. The latter has an asymmetrical gable roof and small balcony off its rear (west) side. It is clad in wood shingles, but has a newer, replacement door. The shed is a simple wood frame construction with low-pitched front gable roof and vertical wood siding.

HISTORICAL NARRATIVE

The eleven units that compose Sandpiper Cottages Condominium were built on roughly two lots of a subdivision created in 1946. One lot was owned by Wilton L. Wiles Sr. and his wife Levina, the second by Robert R. and Marguerite E. Hathaway of South Swansea. Before 1950 the land the cottages occupied was part of a 38-acre tract that had once been owned by members of North Eastham's Horton family. The cottages were a relatively late entry into a fairly crowded market of cabin and cottage colonies offering overnight lodging to tourists. Tilted Acres Cottages (EAS.Y), which holds the distinction at this writing of being one of the only cottage colonies in Eastham that has not been converted to condominium ownership, was built on lots further south in the same 1946 subdivision.²

Maps through 1910, the most recent to show the names and rough locations of Eastham householders, document that this area north of the intersection of State Highway and Nauset Road was virtually undeveloped; no property owners' names appear in its general vicinity. By 1920 the 38-acre tract was owned by the brothers Reuben Higgins Horton (1845-1925) and William Higgins Horton (1848-1926), the sons of master mariner Isaiah Holbrook Horton, Sr. (1814-74) and his first wife, Rebecca Higgins (1814-55). The brothers were born in Wellfleet, but by 1858 Isaiah Horton and his family were living in North Eastham on the west side of the County Road, south of the intersection of that road with Nauset Road. The brothers both ultimately resettled near Boston, William leaving the Cape in the 1870s and Reuben after 1900. As had many other Eastham men, Reuben Horton earned income from both fishing and farming while living in Eastham, but by 1910 he had retired and was living with his wife Cynthia Clark Horton at the Reading, Massachusetts, home of his son George. William H. Horton was a merchant and furniture store proprietor in Boston but, like his brother, had married an Eastham native, Ella Ames Horton. By 1920 he too had retired and was living in Quincy with his daughters Ella and Helen.

In 1920 Reuben and William Horton sold a 38-acre parcel bounded on the east by the tracks of the Old Colony Railroad and the Old County Road, on the south by Nauset Road (referred to in deeds as "the Cross roads running by the house of the heirs of the late Zara Higgins"), on the north by the property of Seymour Bangs, and on the west by land of the Higgins heirs "and the general field." The grantee was Ignatius J. Murphy, a street paving contractor who then lived in Norwich, Connecticut; he was still working as a "road building contractor" in 1930, when he lived in Somerville. It is tempting to speculate that he learned about the area during work on Cape Cod, possibly on the paving of what became the

¹ Siting of houses out of line with and at angles to adjacent buildings is not typical of the 1940s or '50s, but a trend that took hold in the 1970s and '80s.

² Doug Fraser, "From Cottages to Condos," Cape Cod Times, 20 September 2005, online at <http://www.capecodonline.com/apps/pbcs.dll/article?AID=/20050920/BIZ/309209979&cid=sitesearch>.

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easternmost section of U.S. Route 6, from Provincetown to Brewster, New York, which was completed in 1925.³ Murphy sold the tract in 1926 to Charles W. Snow (1855-1936), a Truro house carpenter and general contractor. By 1929 Snow was a contractor and builder, and his sons David and Horace were in business with him. After Charles Snow's death, his children and heirs sold the 38-acre parcel to their brother David, who owned it from 1937 to 1946. None of the deeds for 5375 State Highway up to 1950 include sales figures or references to buildings, and Eastham tax commitment books record no buildings on the property through that year. A 1946 plan registered with the county also indicates that the tract was undivided and undeveloped.⁴

In May 1946 David Snow sold the tract to Frank George Maguire, a veterinarian and state animal inspector from Monson, Massachusetts. By then the alignment of County Road had been altered to run through the parcel, and Maguire created a twenty-two-lot subdivision of the parcel. The plan shows two new roads, Maguire Avenue and Wilson Street, running from County Road to the west, and the southern boundary was Aspinet Road. Between 1948 and 1954 Maguire sold all but four of these lots—including Lot 1, the northernmost on the west side of State Highway, to Wilton L. and Levina Wiles in January 1950, and Lots 2 and 3 to Robert and Marguerite E. Hathaway in January 1951.⁵ Two days before the Hathaways acquired these two lots they bought Lot 1 from the Wileses, and the deed makes clear that there were buildings on the lot at that time. Town records date six of the eleven cottages—Units 1-4 and 10 and 11—to 1949; these are the units that occupy the lot the Wileses owned. One of those units is atypically large at 1795 square feet and is very likely the house shown on later tax listings.

Born in 1900, Wilton Linwood Wiles was the son of Wellfleet oysterman and barber Wilton Wiles and his wife Ella Frances Ames. By 1918 he was living in Brooklyn (though his draft registration card states that he registered in Edmonton, Alberta), and by 1920 he had returned to Massachusetts. The 1920 census lists him in both his parents' Wellfleet household and as a boarder in Attleboro, where he worked as a bench hand in a jewelry factory. By 1930 Wiles had moved to Queens, where he drove an ambulance and married Levina Victoria Gray, an Australian who had come to the United States in 1910. They had three children—Wilton L. Jr., born in 1922; Evelyn Ruth, born in 1923, and Robert N., born in 1929. The family was living in Wellfleet in 1940, where Wiles was a cook in a restaurant he owned.

Robert R. Hathaway, born in 1892 in Fall River, was the son of mill superintendent William Hathaway and his wife Sarah Carr. He was working as a clerk in Fall River in the early 1920s and then moved to Framingham, where he was employed at the Waverly Street Garage. He was married by 1926, and by 1940 had returned to Fall River where he worked as an automobile supplies salesman. In 1940 he was a district sales manager and was living in Dighton with his wife and sons Edward F. and William R. Hathaway.

Hathaway added at least two cottages to the six-cottage complex Wiles had built by 1954. Tax records for that year show him with a house, a shop, eight cottages, and a garage. The shop or garage may have been converted to the eleventh unit, or that final unit was built after the tax assessments were compiled in 1954.

The Hathaways owned Sandpiper Cottages until 1964. The complex was owned by Warren M. and Elizabeth J. Scott from 1967 to 1988 and then changed hands fairly often. In 2003 it was acquired by Wasek and Winifred Safieh and Jean Bayrak of Ossining, New York.⁶ Jean Bayrak is the treasurer of the Mosque of the Jerrahi Order of America in Chestnut Ridge, New York, and may be related to Shayk Tosun Bayrak, the khalifa or imam of that religious institution. Shayk Tosun Bayrak is a former art and art history professor at Fairleigh Dickinson University in New Jersey. The Jerrahi Order of America is a traditional Muslim Sufi order established in the United States at a yet undetermined date by Shayk Muzaffer Ozak. Gilbert Gordon, whose family trust is the current owner of Unit 1, is president of that mosque. The Jerrahi Order of American itself owns Units 5 and 7. In 2004 the Safiehs and Bayrak incorporated Sandpiper Cottages, LLC and converted the cottages to condominium ownership.⁷ All of the condominium units were originally sold on the same day, December 2, 2004.

³ Before this time the main road on Cape Cod was what is now Route 28, which was the extension of Route 3 from Boston to Provincetown; when Route 6 was made a federal road, the alignment changed to roughly its current location.

⁴ Reuben H. Horton (Eastham) and William H. Horton, Atlantic MA, to Ignatius J. Murphy, Norwich CT, 14 October 1920, Barnstable County Registry of Deeds (BCD) 415:71; I. J. Murphy, Somerville, to C. N. Snow, Truro, 15 June 1926, BCD 395:584; Horace H. Snow, Charles E. Snow, Norman G. Snow, Isaiah Snow, and Helen S. rose, all Truro; Myra E. Hunter, Chester PA; and Anna S. White, Lexington, to David L. Snow, 27 November 1937, BCD 534:34; David L. Snow, Truro, to Frank G. Maguire, Monson MA, 13 May 1946, BCD 647:281. See "Subdivision Plan of Land in Eastham, Mass. Belonging to Frank G. Maguire," August 1946, Barnstable County Registry of Deeds Plan (hereafter cited as BCP) 76:103.

⁵ David L. Snow, Truro, to Frank G. Maguire, Monson MA, 13 May 1946, BCD 647:281; "Subdivision Plan of Land in Eastham, Mass. Belonging to Frank G. Maguire," August 1946, BCP 76:103; Frank G. Maguire to Wilton L. Wiles Sr. and Levina V. Wiles, 12 January 1950, BCD 739:407; Frank G. Maguire, Monson, to Robert R. and Marguerite E. Hathaway, South Swansea, 4 January 1951, BCD 778:247.

⁶ Robert R. and Marguerite E. Hathaway to Louis and Annie A. Bornstein, 17 March 1964, BCD 1242:172; Bornsteins to Warren M. and Elizabeth J. Scott, 29 April 1967, BCD 1364:814; Scotts to Pilgrim Realty Trust, 22 March 1988, BCD 6188:89; David A. Pery to Wasek and Winifred Safieh and Jean Bayrak, 11 April 2003, BCD 16732:113.

⁷ Master deed for Sandpiper Cottages' Condominium, 30 November 2004, BCD 19299:255; "Sandpiper Cottages' Condominium Plan of Land in Eastham Made for Sandpiper Cottages LLC," 26 March 2004, BCP 595:79-81.

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Unit 1: Unit 1/A was sold in 2004 by Sandpiper Cottages to the current owner, The Gilbert and Susan Gordon Family Trust.⁸

Unit 2: Sandpiper Cottages LLC sold Unit 2, to Deborah Labarge of Mansfield in 2004; she sold it to current owner Fatouma Gulum of Chestnut Ridge, New York, in 2008.⁹

Unit 3: One of the six original cottages,¹⁰ Sandpiper Cottages sold Unit 3 in December 2004 to the current owner Suzanne J. Friedbacher of Milford, Connecticut.

Unit 4: Unit 4 is probably the house listed in the Hathaways' tax records for 1954. Current owners Joel and Feride Guzide Saman-Celestin of Chestnut Ridge acquired the property in December 2004.¹¹

Unit 5: Initially sold to John and Christina Porcino of Amherst in 2004, Unit 5 has been owned by the Jerrahi Order of America since 2012.¹²

Unit 6: Sandpiper Cottages sold Unit in 2004 to Catherine Caruso Draghetti, of Satellite Beach, Florida, who in 2010 sold it to Mohammed Haseen and Shehnaz S. Hashim of Almont, New York.¹³

Unit 7: Like Unit 5, Unit 7 is currently owned by the Jerrahi Order of America. The group acquired it in 2010 from Irene Matthews, also of Satellite Beach, Florida.¹⁴

Unit 8: This unit was initially sold to Defne Caldwell of Chestnut Ridge in 2004; she sold it to current owners Allen W. and Lucille D. Massery of Pearl River, New York, in 2010.¹⁵

Unit 9: Jean Bayrak bought Unit 9 in 2004 and is the current owner.¹⁶

Unit 10: This unit is one of the six cottages built in 1949. Current owners Wasek and Winifred Safieh acquired Unit 10 in 2004.¹⁷

Unit 11: Also among the original six cottages, Unit 11 has been owned by Jeffery Caldwell of Brooklyn, New York since 2004.¹⁸

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⁸ Sandpiper Cottages LLC to Yurdaer Doganata, trustee Gilbert and Susan Gordon Family Trust, 2 December 2004, BCD 19513:297.

⁹ Sandpiper Cottages to Deborah Labarge, 2 December 2004, BCD 19938:320; Labarge to Fatouma Gulum, 23 April 2008, BCD 22853:119.

¹⁰ Sandpiper Cottages to Suzanne J. Friedbacher, 2 December 2004, BCD 19769:229.

¹¹ Sandpiper Cottages to Joel and Feride Guzide Saman-Celestin, 2 December 2004, BCD 19481:54.

¹² Sandpiper Cottages to John and Christina Porcino, 2 December 2004, BCD 19443:241; Arnie L. Stewart to the Jerrahi Order of America, 6 April 2012, BCD 26227:104.

¹³ Sandpiper Cottages to Catherine Caruso Draghetti, 2 December 2004, BCD 19430:174; Draghetti to Mohammed Haseen and Shehnaz S. Hashim, 15 January 2010, BCD 24306:156.

¹⁴ Sandpiper Cottages to Irene Matthews, 2 December 2004, BCD 19333:318; Matthews to Jerrahi Order of America, 29 October 2010, BCD 24953:49.

¹⁵ Sandpiper Cottages to Defne Caldwell, 2 December 2004, BCD 19513:302; Caldwell to Allen W. and Lucille D. Nassery, 11 June 2010, BCD 24610:301.

¹⁶ Sandpiper Cottages to Jean Bayrak, 2 December 2004, BCD 19513:207.

¹⁷ Sandpiper Cottages to Wasek and Winifred Safieh, 2 December 2004, BCD 19513:312.

¹⁸ Sandpiper Cottages to Jeffery Caldwell, 2 December 2004, BCD 19822:23.

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PROPERTY DATA SHEET

MHC #s	Assessor Map	Parcel	Ext	St #	Unit #	Street Name	Year Built	Style/Form
EAS.743	5	395	A	5535	1	STATE HWY	1949-50	1-story cottage
EAS.744	5	395	B	5535	2	STATE HWY	1949-50	1-story cottage
EAS.745	5	395	C	5535	3	STATE HWY	1949-50	1-story cottage
EAS.746	5	395	D	5535	4	STATE HWY	1949-50	1-story cottage
EAS.747	5	395	J	5535	5	STATE HWY	1952-53	1-story cottage
EAS.748	5	395	K	5535	6	STATE HWY	1952-53	1-story cottage
EAS.749	5	395	E	5535	7	STATE HWY	1952-53	1-story cottage
EAS.750	5	395	F	5535	8	STATE HWY	1952-53	1-story cottage
EAS.751	5	395	G	5535	9	STATE HWY	1952-53	1-story cottage
EAS.752	5	395	H	5535	10	STATE HWY	1952-53	1-story cottage
EAS.753	5	395	I	5535	11	STATE HWY	1949-50	1-story cottage

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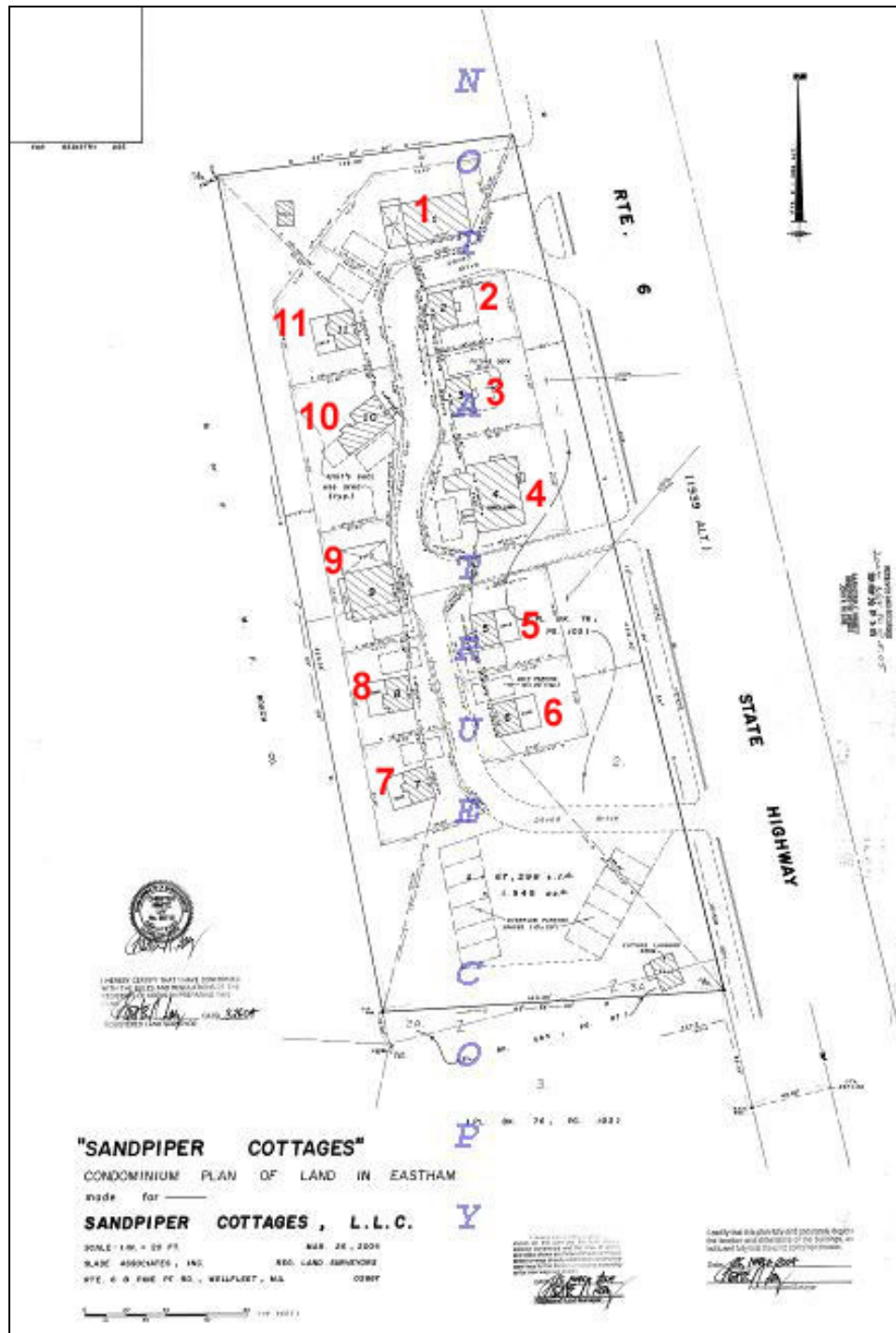
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SITE PLAN



The 2004 master site plan for Sandpiper Cottages Condominium shows the earliest cottages (1-4, 10, and 11) on what was Lot 1 of the Maguire subdivision and the later cottages on what had been Lot 2. Red numbers correspond to Data Sheet.

SUPPLEMENTARY IMAGES

INVENTORY FORM A CONTINUATION SHEET

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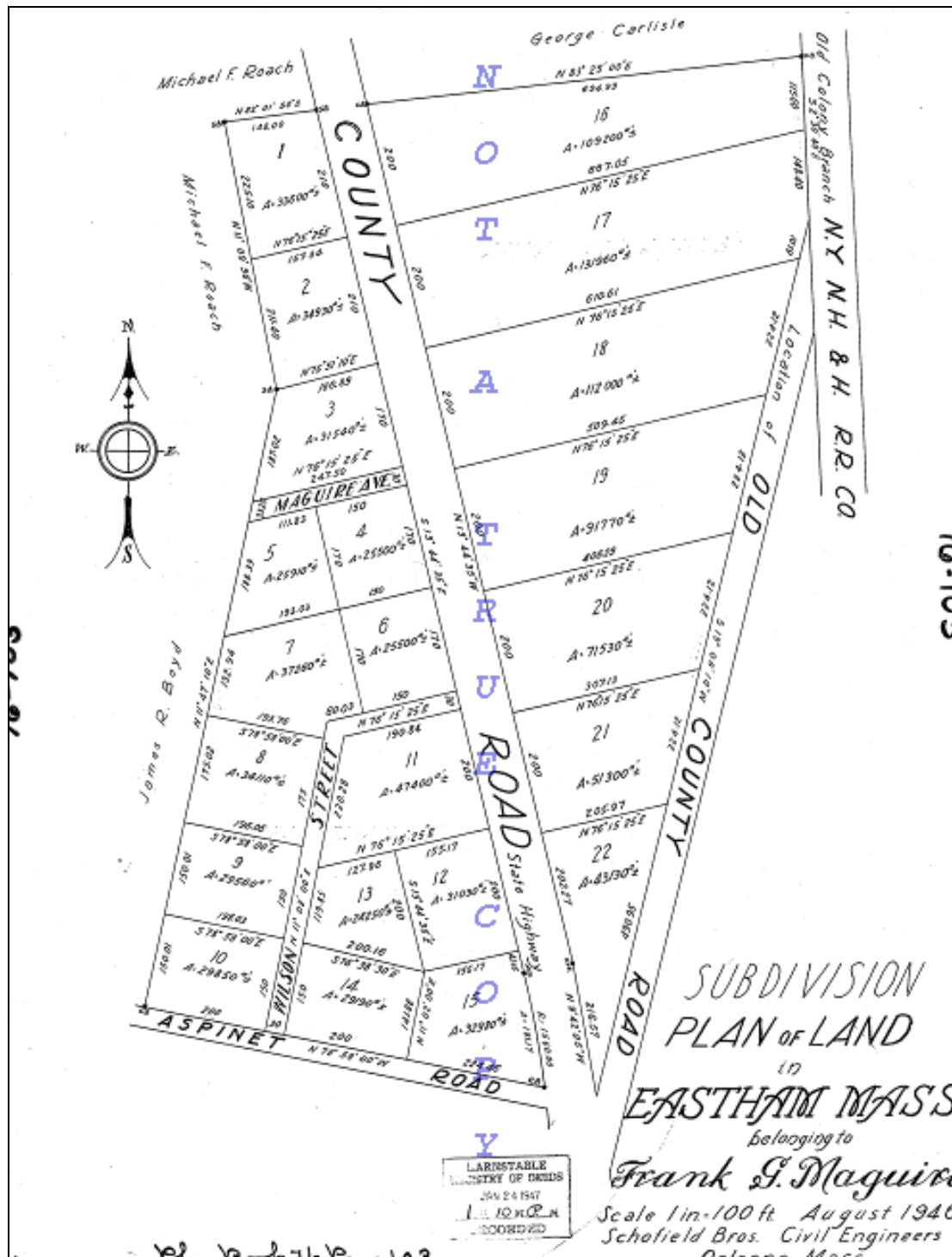
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The 1946 Maguire subdivision (BCP 76:103): Sandpiper Cottages at 5535 State Highway occupy Lots 1 and 2.

PHOTOGRAPHS

(credit Larson Fisher Associates, 2012-2013 unless otherwise noted)

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EAS.743: Unit 1/A, view from south.



Shed in northwest corner of site, view from southeast.



EAS.744: Unit 2/B, view from northeast.



EAS.745: Unit 3/C, view from northwest.



EAS.746: Unit 4/D, view from southeast, left & view from northwest.



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EAS.747: Unit 5/E, view from northeast.



EAS.748: Unit 6/F, view from east-northeast.



EAS.749: Unit 7/G, view from southeast.



EAS.750: Unit 8/H, view from southeast.



EAS.751: Unit 9/I, view from north, northeast.



EAS.752: Unit 10/J, view from east.

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EAS.753: Unit 11/K, view from east, northeast.



Utility building located in southeast corner of common area. No MHC # assigned.



Sign along State Highway for the Sandpiper Cottages.